

1 BILL NO. R-84-10- 04

2 DECLARATORY RESOLUTION NO. R-127-84

3 A DECLARATORY RESOLUTION confirming
4 the designation of an "Economic Re-
5 vitalization Area" under I.C. 6-1.1-
6 12.1.

7 WHEREAS, Common Council has previously designated by
8 Declaratory Resolution the following described property as an
9 "Economic Revitalization Area" under Division 6, Article II,
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
11 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

12 The East half of Lot 71 and the West
13 half of Lot 72 Samuel Hanna's First
14 Addition to the City of Fort Wayne,
15 Allen County, Indiana, according to
16 the recorded plat thereof,

17 and,

18 The East 10 feet of the West Half of
19 Lot 71 of Samuel Hanna's First Addi-
20 tion to the City of Fort Wayne, Allen
21 County, IN. according to the recorded
22 plat therefore;

23 said property more commonly known as 621 East Washington Blvd.,
24 Fort Wayne, Indiana 46802;

25 WHEREAS, recommendations have been received from the
26 Committee on Finance and the Department of Economic Development
27 concerning said Resolution;

28 WHEREAS, notice of the adoption and substance of said
29 Resolution has been published in accordance with I.C. 5-3-2 and
30 a public hearing has been conducted on said Resolution;

31 WHEREAS, if said Resolution involves an area that has
32 already been designated an allocation area under I.C. 36-7-14-39,
the Fort Wayne Redevelopment Commission has adopted a Resolution
approving the designation.

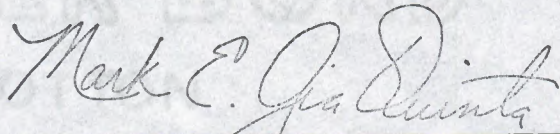
33 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
THE CITY OF FORT WAYNE, INDIANA:

Page Two

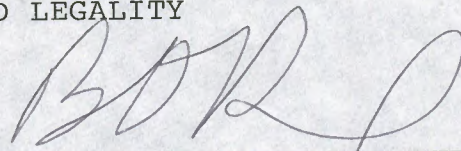
SECTION 1. That, the Resolution previously designating the above described property an "Economic Revitalization Area" is confirmed in all respects.

SECTION 2. That, the above described property is hereby declared an "Economic Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the effective date of this Resolution and continue for one (1) year. Said designation shall terminate at the end of that one (1) year period.

SECTION 3. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by GiaQuinta,
seconded by Talarico, and duly adopted, read the second time
by title and referred to the Committee General (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on 10-9-84, the 23rd day of
October, 19 84, at 7:15 o'clock P.M., E.S.

DATE: 10-9-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta,
seconded by Stier, and duly adopted, placed on its
passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BRADBURY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BURNS</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>EISBART</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>GiaQUINTA</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>HENRY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>REDD</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHMIDT</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>STIER</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>TALARICO</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

DATE: 10-23-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)
(~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. B-127-84
on the 23rd day of October, 19 84,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Ray A. Ebert
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 25th day of October, 19 84,
at the hour of 11:30 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 25th day of October,
19 84, at the hour of 2:00 o'clock P.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-



This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant JOHN F. ROUSSEL
2. Owner(s) JOHN F. ROUSSEL
3. Address of Owner(s) 8232 Cha Ca Peta Pass
Fort Wayne, IN 46825
4. Telephone Number of Owner(s) (219) 489-1315 / 422-4314
HOME / BUS
5. Relationship of Applicant to Owner(s) if any Same
6. Address of Applicant Same
7. Telephone number of Applicant () 489-1315
8. Address of Property Seeking Designation 621 East Washington Blvd
Fort Wayne, IN 46802
9. Legal Description of Property Proposed for Designation (may be attached)
See attached
10. Township Wayne
11. Taxing District 91

12. Current Zoning M-1
13. Variance Granted (if any) N/A
14. Current Use of Property
- a. How is property presently used? General Construction Office
- b. What Structure(s) (if any) are on the property? 28 x 40 Pre Engineered Steel Building
- b. What is the condition of this structure/these structures? good
15. Current Assessed Value of Real Estate
- a. Land \$9,300.
- b. Improvements \$12,000.
16. Amount of Total Property Taxes Owed During the Immediate Past Year \$1,620.42
17. Description of Proposed Improvements to the Real Estate 22 x 60 Pre Engineered Steel Building
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin? Within 45 days
- b. When is completion expected? 75 days after start
19. Cost of Project (not including land costs) \$26,400.

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? 10

lation of this new manufacturing equipment? _____

b. What is the nature of those jobs? Construction

c. Anticipated time frame for reaching employment level stated above?

within 6 months

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? The area immediately surrounding the project

property has become undesirable for development because of the
deterioration of existing improvements, as can be witnessed by
the abandoned buildings at 620 E. Washington. This area will
continue to deteriorate if responsible owners do not begin to
improve their existing structures and upgrade or remove sub-
standard structures.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

- Will this project require a rezoning, variance, or approval before construction is initiated? YES X NO

- What is the status of financing connected with this project?

FINANCED BY OWNER

I hereby certify that the information and representation on this Application are true and complete.

Signature(s) of Owners

Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:

9. Legal Description of Property:

The East half of Lot 71 and the West half of Lot 72 Samuel Hanna's First Additon to the City of Fort Wayne, Allen County, Indiana, according to the recorded plat thereof,

and,

The East 10 feet of the West Half of Lot 71 of Samuel Hanna's First Addition to the City of Fort Wayne, Allen County, IN. according to the recorded plat therefore.



ROUSSEL CONCRETE CONSTRUCTION, INC.
621 EAST WASHINGTON BLVD.
FORT WAYNE, INDIANA 46802

4718

SEPTEMBER 21 1984

71-27
749

PAY
TO THE
ORDER OF

CITY OF FORT WAYNE

\$ 50.00

FIFTY AND 00/100

DOLLARS

LINCOLN NATIONAL BANK

P.O. BOX 990 FORT WAYNE, INDIANA 46801



FOR TAX ABATEMENT APPLICATION

John F. Roussel

⑈004718⑈ ⑆074900275⑆ 1 871 276 2⑈

BILL NO. R-84-10-04

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN

~~ORDINANCE~~ A DECLARATORY RESOLUTION confirming the designation of an
"Economic Revitailzation Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

MARK E. GIAQUINTA, CHAIRMAN

JAMES S. STIER, VICE CHAIRMAN

JANET G. BRADBURY

THOMAS C. HENRY

DONALD J. SCHMIDT

CONCURRED IN

10-23-84
SANDRA E. KENNEDY, CITY CLERK

Admn. Appr. _____

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution

Q-84-10-04

DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation of an "Economic Revitalization Area" under I.C. 6-1.1-12.1.(John F. Roussel, 621 East Washington Blvd., Fort Wayne, Indiana 46802).

EFFECT OF PASSAGE The property is located in the near South/East development area, designated a target area for redevelopment by the City. By building in this area, it will further the Economic development objectives of the City of Fort Wayne.

EFFECT OF NON-PASSAGE Opposite of the above.MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$26,400.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____



The City of Fort Wayne

Ms. Trudy Sterling
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on the date of
October 13, 1984, in both the News Sentinel and Journal
Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Bills No. R-84-10-01 & R-84-10-02
Bills No. R-84-10-03 & R-84-10-04
Bills No. R-84-10-05 & R-84-10-06

Please send us 4 copies of each of the above Publisher's
Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 3

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-84-10-03 AND R-84-10-04)

Notice is hereby given that the Common Council of the City
of Fort Wayne, Indiana, approved a Resolution on October 9, 1984,
date
designating property at John F. Roussel, 621 East Washington Blvd.
Fort Wayne, IN

an Economic Revitalization Area. A description of the affected area
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether
the above described resolution should be confirmed, modified and
confirmed or rescinded on October 23, 1984, Tuesday, at 7:15 o'clock
date, time & place
P.M., City-County Bldg. - 1st Floor, One Main Street, Fort Wayne,
Indiana

If confirmed, said designation shall continue for one (1) year after
confirmation.

All interested persons are invited to attend and be heard
at the public hearing.



Sandra E. Kennedy
City Clerk

Fort Wayne Common Council
(Governmental Unit)
Allen County, IN

To JOURNAL-GAZETTE Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines
Head number of lines
Body number of lines
Tail number of lines
Total number of lines in notice

COMPUTATION OF CHARGES

22 lines, 1 columns wide equals 22 equivalent lines at .300¢ \$ 6.60
cents per line
Additional charge for notices containing rule or tabular work (50 per cent of above amount)
Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra 1.00
TOTAL AMOUNT OF CLAIM \$ 7.60

DATA FOR COMPUTING COST

Width of single column 12.5 picas Size of type 6 point
Number of insertions 1 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Rose

Date Oct. 13, 19 84

Title CLERK

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Rose who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows:

10/13/84

Subscribed and sworn to me before this 13th day of October, 19 84

Anne M. Perkins Notary Public

My commission expires November 29, 1985

NOTICE OF PUBLIC HEARING
FORT WAYNE COMMON COUNCIL
RESOLUTIONS NO. R-84-10-03 and R-84-10-04
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on October 9, 1984, designating property at John F. Roussel, 621 East Washington Blvd., Fort Wayne, Indiana an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed, or rescinded on Tuesday, October 23, 1984 at 7:15 p.m., City-County Bldg.-1st Floor, One Main Street, Fort Wayne, Indiana.
If confirmed, said designation shall continue from one (1) year after confirmation.
All interested persons are invited to attend and be heard at the public hearing.
Sandra E. Kennedy
City Clerk

Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To

NEW-SENTINEL

Dr.

P.O. BOX 100

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head number of lines

Body number of lines

Tail number of lines

Total number of lines in notice

3

17

2

22

COMPUTATION OF CHARGES

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Additional charge for notices containing rule or tahular work (50 per cent of above amount)

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Date Oct. 13, 19 84

Title CLERK

Drusilla Rose

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana

ALLEN County SS:

Personally appeared before me, e notery public in and for said county and stete, the undersigned Drusilla Rose who, being duly sworn, says that he/she is CLERK of the NEWS-SENTINEL DAILY a newspaper of general circulation printed and published in the English language in the city town of FORT WAYNE, INDIANA in stete end county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows: 10/13/84

Subscribed and sworn to me before this 13th day of October 19 84

Anne M. Perkins Notary Public

My commission expires November 29, 1985

NOTICE OF PUBLIC HEARING
FORT WAYNE COMMON COUNCIL
RESOLUTIONS NO. R-84-10-03 and R-84-10-04
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Sandra E. Kennedy
City Clerk

10-13